

COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

DIR-2026-3927-CDO

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2026-3928-CE

PROJECT TITLE

DIR-2026-3927-CDO

COUNCIL DISTRICT

CD 3- Blumenfield

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

7218 – 7228 N. Owensmouth Ave., 91303 (Owensmouth Ave. and Sherman Way)

☐ Map attached.

PROJECT DESCRIPTION:

Construction, use, and maintenance of a 100 percent affordable 120-unit multi-family residential dwelling unit

☒ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Matt Towfighian, Warner Mega Properties LLC

CONTACT PERSON (If different from Applicant/Owner above)

Eric Kwon, KSK Design Inc.

(AREA CODE) TELEPHONE NUMBER

213-503-5778

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) CEQA Guidelines Section 15332 / Class 32☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

See attached

☒ Additional page(s) attached☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Laura Frazin Steele



STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Director Determination for a Downtown Canoga Park Community Design Overlay

DISTRIBUTION: County Clerk, State Clearinghouse CEQAnet, Agency Record Rev. 8-19-2026

**ENV-2026-3928-CE / 7218 – 7228 N. OWENSMOUTH AVENUE
JUSTIFICATION FOR PROJECT EXEMPTION**

The City of Los Angeles determined based on the whole of the administrative record, that substantial evidence supports that the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the discussion herein.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The project is the construction, use, and maintenance of a 100 percent affordable, 120-unit multi-family apartment building on a 20,299 square-foot site. The structure will be six stories, 66 feet three inches in height, with five stories of residential use over one ground level of parking. Of the 120 units, 95 units will be affordable for Lower Income Households, 24 units will be affordable for Moderate Income Households, and one unit will be provided for a manager at Market Rate. While no vehicular parking is required, 39 parking spaces will be provided voluntarily. Additionally, 42 long-term and eight short-term bicycle parking spaces will be provided. A minimum of 6,276 square feet of open space and a minimum of 23 24-inch box size trees will be provided. There are three existing street trees. The applicant plans to remove or relocate one of the three existing street trees if approved by the Urban Forestry Division. To achieve the proposed project, the applicant will demolish a vacant two-story office building and associated parking.

The applicant is requesting a Director Determination pursuant to LAMC Chapter 1, Section 13.08 E and Chapter 1A, Section 13B.2.5 for approval of a project located within the Downtown Canoga Park Community Design Overlay (CDO) District under Case No. DIR-2026-3927-CDO-HCA. The applicant is also requesting a Density Bonus Affordable Housing Project under Case No. EAR-2026-2639-AH-HCA utilizing LAMC Chapter 1, Section 12.22 A.39 and Chapter 1A, Section 13B.3.2 (Expanded Administrative Review). Pursuant to LAMC Chapter 1, Section 12.22 A.37(d)(2) and Chapter 1A, Section 13B.3.2, Case No. EAR-2026-2639-AH-HCA is ministerially reviewed as a “use by right” as defined in California Government Code (CA GC) Section 65583.2(i) and is not subject to CEQA.

In order to qualify for a Class 32 Exemption, the following five findings must be made:

- 1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The project is an approximately 70,917.6 square-foot, six stories, 66 feet three inches in height, 120-unit multi-family residential dwelling on an approximately 20,299 square-foot site comprised of five lots. The project is characterized as in-fill development that qualifies for the Class 32 Categorical Exemption. The project site is zoned [Q]C2-1VL-CDO and is designated for Community Commercial land use under the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan.

Pursuant to LAMC Chapter 1, Section 12.14, the C2 “Commercial Zone” allows residential uses. The Community Commercial land use designation corresponds to the CR, C2, C4, RAS3, and RAS4 Zones, which is consistent with the site’s zoning.

The project site is governed by the Downtown Canoga Park CDO, which became effective under Ordinance No. 173,508 on November 4, 2000 (ZI-2285) to establish permanent “Q” Conditions and Design Guidelines and Standards. The purpose of the Downtown Canoga Park CDO is to revive the vitality of the pedestrian-oriented community center and improve the physical appearance of the area. The CDO boundaries generally encompass the Sherman Way corridor, extending from just west of Canoga Avenue to just east of Topanga Canyon Boulevard.

If approved by the decision-maker, the project will be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

2. The proposed development occurs within City limits on a project site of no more than five acres, substantially surrounded by urban uses.

The project development is wholly within the City of Los Angeles and is sited on an approximately 20,299 square-foot site (0.47 acres). The surrounding area is developed with commercial uses, cultural resources, and associated parking. To the north, sites are zoned [Q]C2-1VL-CDO, designated Community Commercial by the Community Plan, and improved with a commercial use building, the Taxco Theater, the Canoga Park Chamber of Commerce, and a learning center. To the south, abutting sites located across a 20-foot alley are zoned [Q]C2-1VL-CDO, designated Community Commercial by the Community Plan, and improved with a tire and automotive service and other various commercial uses with associated surface parking. To the east, abutting sites located across a 20-foot alley are zoned [Q]C2-1VL-CDO, designated Community Commercial by the Community Plan, and improved with aquarium store and an LADOT surface parking lot. To the west, across Owensmouth Avenue, sites are zoned [Q]C2-1VL-CDO and [Q]P-1VL-CDO, designated for Community Commercial land use, and improved with a hair and nail salon with associated surface parking. Therefore, the development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.

3. The project site has no value as habitat for endangered, rare or threatened species.

The subject site is currently improved with a vacant, two-story office building. There are three existing street trees in the public right-of-way. The applicant plans to remove or relocate one of the three existing street trees if approved by the Urban Forestry Division.

As disclosed on ZIMAS, the project site is not located within a designated Hillside area or BOE Special Grading Area. The site is not located within a Very High Fire Hazard Severity Zone, Flood Zone, or Watercourse, High Wind Velocity Area. The subject site is not

located in a Coastal zone, and has no Coastal Bluff Potential or Canyon Bluff Potential. As disclosed on ZIMAS, the subject site is not located within the Santa Monica Mountains Zone, and has no potential for Biological Resources, Mountain Lions, or Monarch Butterflies. The subject site is not located within a 300-foot Habitat Buffer, County-Designated Significant Ecological Area (SEA) or Coastal Resource Area (CRA). Furthermore, the subject site is not located within a U.S. Wildlife Service-designated Critical Habitat Area (CHA) or a Criterion 1 Protected Area for Wildlife (PAWs).

Therefore, the project site has no value as habitat for endangered, rare, or threatened species.

4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The 100 percent affordable housing project will be subject to the Los Angeles Municipal Code, which requires compliance with the City of Los Angeles Noise Ordinance. The project will be subject to Code requirements regulating pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These requirements will ensure the project will not have significant impacts on noise and water. ZIMAS records show that the subject site is located within an area designated as ZI-2452 Transit Priority Area in the City of Los Angeles. Residential projects located in a Transit Priority Area are not subject to review for aesthetic and parking impacts under CEQA pursuant to Section 21099 of the California Public Resources Code (SB 743, 2013). ZIMAS records also show that the subject site is located with a Very Low Vehicle Travel area as codified in CA GC 65915 et seq. (AB 2334, 2022). Pursuant to CA GC Section 65915(o)(9), 100 percent affordable housing developments located in an area defined as a "Very Low Vehicle Travel Area" are allowed unlimited density and an additional three stories in height, as well as up to five incentives or concessions and one waiver. As shown on ZIMAS, the subject site is located within one-half mile of a Major Transit Stop as codified in CA GC 65863.2 (AB 2097, 2022); therefore, no parking is required. Furthermore, the 70,917.6 square-foot residential project will be subject to air quality regulatory measures. Therefore, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

5. The site can be adequately served by all required utilities and public services.

A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB). All wastewater from the project will be treated according to requirements of the National Pollutant Discharge Elimination System (NPDES) permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements. As previously stated, the project would not significantly impact water quality and would not require the expansion of water treatment facilities. The project is not expected to increase surface water runoff or result in the need for expanded off-site storm water drainage facilities. The project site will be adequately served by all public utilities and services given that the construction of a 120-unit multi-family residential structure will be on a site that has been previously developed and is consistent with the General Plan.

Therefore, the project meets all of the Criteria for a Class 32.

CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

The City has further considered whether the proposed project is subject to any of the six exceptions (listed as A - F) set forth in State CEQA Guidelines Section 15300.2 that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the reasons discussed as follows:

- A. Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The project does not rely on Classes 3, 4, 5, 6, or 11. Therefore, the exception based on location does not apply.

- B. Cumulative Impact.** *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

The surrounding area is not improved with residential uses. Instead, the surrounding area is developed with commercial uses, cultural resources, and associated parking. A commercial use building, the Taxco Theater, the Canoga Park Chamber of Commerce, and a learning center are located to the north of the project site. To the south, abutting sites located across a 20-foot alley are improved with a tire and automotive service and other commercial uses with associated surface parking. To the east, abutting sites located across a 20-foot alley are improved with an aquarium store and an LADOT surface parking lot. To the west, across Owensmouth Avenue, sites are improved with a hair and nail salon with associated surface parking. Therefore, there will be no significant impact of successive projects, of the same type, in the same place.

- C. Significant Effect Due to Unusual Circumstances.** *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

ZIMAS records show that the subject site is located within an area designated as ZI-2452 Transit Priority Area in the City of Los Angeles. Residential projects located in a Transit Priority Area are not subject to review for aesthetic and parking impacts under CEQA pursuant to Section 21099 of the California Public Resources Code (SB 743, 2013). ZIMAS records also show that the subject site is located within a Very Low Vehicle Travel area as codified in CA GC 65915 et seq. (AB 2334, 2022). Pursuant to CA GC Section 65915(o)(9), 100 percent affordable housing developments located in an area defined as a "Very Low Vehicle Travel Area" are allowed unlimited density and an additional three stories in height, as well as up to five incentives or concessions and one waiver. As shown on ZIMAS, the subject site is located within one-half mile of a Major Transit Stop as codified in CA GC 65863.2 (AB 2097, 2022); therefore, no parking is required.

The project site is located within 12 km (7.45 miles) from the Santa Susana Fault, but is not located within an Alquist-Priolo Fault Zone, Landslide area, Preliminary Fault Rupture Study Area, or Tsunami Hazard Area. The site is not located within a designated Hillside

area or BOE Special Grading Area. The site is not located within a Very High Fire Hazard Severity Zone, Airport Hazard Zone, Flood Zone, Watercourse, High Wind Velocity Area, or Methane Hazard Site. The subject site is not located in a Coastal zone, and has no Coastal Bluff Potential or Canyon Bluff Potential. There are no known oil wells on or adjacent to the project site. As disclosed on ZIMAS, the subject site is not located within the Santa Monica Mountains Zone, and has no potential for Biological Resources, Mountain Lions, or Monarch Butterflies. The subject site is not located within a 300-foot Habitat Buffer, County-Designated Significant Ecological Area (SEA) or Coastal Resource Area (CRA). Furthermore, the subject site is not located within a U.S. Wildlife Service-designated Critical Habitat Area (CHA) or a Criterion 1 Protected Area for Wildlife (PAWs). The subject site is not designated historic on Historic Places LA or SurveyLA.

The subject site is located within an Urban Agricultural Incentive Zone, but no agricultural uses are proposed. The subject site is located within a Liquefaction area and will be further reviewed for soils by LADBS during Plan Check.

As such, there is not a reasonable possibility that the project will have a significant effect due to unusual circumstances.

- D. Scenic Highways.** *This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

Based on a review of the California Scenic Highway Mapping System, the subject site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways located near the project site. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway, and this exception does not apply.

- E. Hazardous Waste Sites.** *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" and the State Water Resources Control Board "GeoTracker Database," no known hazardous waste sites are located on or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due to hazardous waste, and this exception does not apply.

- F. Historical Resources.** *Projects that may cause a substantial adverse change in the significance of an historical resource.*

The Owensmouth Commercial Planning District, characterized by blocks of one-story commercial storefronts along Sherman Way and Remmet Avenue, is located to the east and south of the project site. The project site is separated from the Owensmouth Commercial Planning District by a 20-foot-wide alley at the rear of the project site. The Owensmouth Commercial Planning District does not appear to be eligible for historic designation as disclosed in SurveyLA, Canoga Park – Winnetka – Woodland Hills – West

Hills Historic Districts, Planning Districts and Multi-Property Resources, March 12, 2013. The project herein will not cause any change to the Owensmouth Commercial Planning District.

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register, and/or any local register according to the City's HistoricPlacesLA website. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource, and this exception does not apply.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15332 and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.